



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Prepared Exclusively For:
Sundgren Realty
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Contact: **Regina Adelhardt**
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Report No: **2484068A**

Report Effective Date: **October 22, 2021, at 7:30 a.m.**

Property Address: **0 SE 30th St, Murdock, KS 67111**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **Sundgren Realty**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, if any.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

Raymond A. Ritter, Trustee, Raymond A. Ritter Revocable Trust, dated February 11, 1988

2. The Land referred to in this Report is described as follows:

SEE ATTACHED EXHIBIT A

3. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following requirements, along with any other matters that may arise after the date of this report:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.



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4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the The Raymond A. Ritter Revocable Trust, dated February 11, 1988.**

In the alternative, we may be provided with a copy of said Trust together with all amendments thereto. We reserve the right to make any additional requirements we deem necessary.

6. **File a Trustee's Deed from the current acting trustees of the Raymond A. Titter, Trustee, of the Raymond A. Ritter Revocable Trust dated February 11, 1988 to To Be Determined.**

NOTE: Said instrument must make reference to the terms and provisions of the Trust Agreement; be made pursuant to the powers conferred by said Agreement; and state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked.

7. **Provide this Company with a properly completed and executed Owner's Affidavit.**

8. **Recording Fees and Information for Kansas Counties:**

Deed:	\$21.00 (first page) + \$17.00 (each additional page)
Mortgage:	\$21.00 (first page) + \$17.00 (each additional page)
Mortgage Release:	\$20.00 (first page) + \$4.00 (each additional page)
Mortgage Assignment:	\$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.



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(NOTE: Beginning January 1, 2019, Mortgage Registration Tax is no longer required in the State of Kansas.)

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded, there is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

4. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following exceptions, along with any other matters that may arise after the date of this report:
 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met
 2. Rights or claims of parties in possession not shown by the Public Records
 3. Easements, or claims of easements, not shown by the Public Records
 4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land
 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records



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- 7. General taxes and special assessments for the fiscal year 2020 in the amount of \$604.28, Paid.
Property ID # 048-116-24-0-00-00-002.00-0**
- 8. Oil and Gas Lease by and between Lee Bertholf and Ruth Alice Bertholf, his wife, and Claude Houchin recorded May 6, 1969, in Misc. Book 127, Page 76; Affidavit of Production recorded in Misc. Book 132, Page 30; Declaration of Unitization recorded in Misc. Book 132, Page 5.**
- 9. The terms and provisions contained in the document entitled "Transmission Easement and Option Agreement" filed as Book MISC246, Page 2. Notice of Exercise of Option in said agreement filed in Book MISC246, Page 41. Amendment to Transmission Easement and Option Agreement recorded MISC247, Page 91. Partial Assignment of Easements recorded MISC253, Page 107. Amended & Restated Partial Assignment of Easements recorded MISC258, Page 60.**
- 10. Rights of the owners of the mineral estate as conveyed or reserved on/in Deed Book 158, Pages 346-349, and of the parties claiming thereunder.**
- 11. The possible existence of overhead or underground utility lines serving adjacent land or extending from the insured land onto adjacent land.**
- 12. Subject to existing road, street or highway rights of way.**
- 13. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exceptions, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interest or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.**
- 14. Rights of parties in possession under unrecorded leases.**
- 15. The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the Kingman County Register of Deeds.**



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Dated: **October 22, 2021, at 7:30 a.m.**

SECURITY 1ST TITLE

A handwritten signature in black ink, appearing to read "S. Adelhardt".

By: _____

LICENSED ABSTRACTER

EXHIBIT "A"

The West Half of the Northeast Quarter (W/2 NE/4) and the East Half of the Northwest Quarter (E/2 NW/4) of Section 24, Township 28 South, Range 6 West of the 6th P.M., Kingman County, Kansas, EXCEPT a tract described as follows: Beginning at the Section corner of Sections 24, 23, 13 and 14 in Township 28 South, Range 6 West of the 6th P.M., thence East 1320 feet for a place of beginning; thence East on the North line of said Section 24, a distance of 679 feet; thence South a distance of 380 feet; thence West on a line parallel with and 380 feet South of said Section line a distance of 679 feet; thence North a distance of 380 feet to the place of beginning.